

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 14, 1968

Appeal No. 9736-37 Olga M. Mazza, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of August 14, 1968.

EFFECTIVE DATE OF ORDER - August 14, 1968

ORDERED:

That the appeal for permission to establish off street parking on part of lot 807 and 9, Square 1656, to serve premises 5100 Wisconsin Avenue, N.W., and variance to permit parking spaces located beyond 200 feet from premises, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
 2. BZA Order No. 7353 granted permission to appellant to provide accessory automobile parking spaces on a lot other than the lot upon which the proposed principal building was located, said parking located on part of lot 800, Square 1656 on north side of Garrison Street between Wisconsin Avenue and 44th Street, N.W. The building having been located on the northwest corner of Wisconsin Avenue and Garrison Street, N. W. Appeal No. 8552, effective March 22, 1966, granted permission for appellant to establish off-street parking either as accessory or as a public parking lot on parcel 25/156 and part of parcel 25/153, R-5-A and that portion zoned R-2 located within 200 feet of commercial line at the south side of Garrison Street, west of Wisconsin Avenue, N.W., Square 1656.
 3. The appellant in this appeal is requesting permission to establish auto parking on the remainder of lot 807 and remaining portions of lot 9.
 4. The apex of this triangular is to be devoted to parking for 5100 Wisconsin Avenue. The new lot is to be designed to be
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compatible with existing parking at the present time. Drawings submitted note that the 4 foot brick wall would be knotted in order to coincide with the existing brick wall.

5. Appellant seeks approximately 100 for additional parking spaces. For a total of 200 parking spaces approximately 100 parking spaces are the legal requirements for building that are on lot 9.

6. The Director of the Department of Highways and Traffic offers no objection to the granting of this appeal but offers the following comment:

" . . . All entrances and exits be made from the existing driveways on Garrison Street. . ." (Ex. #9)

7. Opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the establishment of this parking facility will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of five years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

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c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.